

## **STAFF COMMENTS: 03/09/10**

**REMINDER FOR COMMISSIONERS TO STATE THEIR NAME BEFORE SPEAKING.  
REMINDER FOR STAFF TO COME TO THE PODIUM WHEN SPEAKING.  
REMINDER TO TURN OFF ALL CELL PHONES DURING THE MEETING...**

**ITEM 1.** ::Review :: Staff comments for the commissions review included herein.

**ITEM 2.** :: Statement :: Implementation of pending Land Use Ordinance amendment to Wireless Communication Facilities to establish minimum requirements and regulations on such systems. County initiated. (See statement attached)

**ITEM 3.** ::Action Item : Recommendation:: This will be the 3<sup>rd</sup> extension in 5 years. These types of uses for utilities are conditionally approved within the OSC & OST zone (County Code 10-6A-3 & 10-6B-3). The utility has received approval to expand the existing St. George Switchyard (SGSY) in the Red Hills Desert Reserve, building a 138 kV line from SGSY to Middleton Substation, and building a 138 kV double circuit line convertible to 345 kV (to replace the existing 138 kV line) from Red Butte Substation near Central, Utah to SGSY. They have installed a tortoise fence around the substations. Both UAMPS and PacifiCorp (Rocky Mtn. Power) are in need of this expansion project, so they have joined together in this effort. PacifiCorp (Rocky Mtn. Power) is amending their existing BLM ROW and Dixie National Forest special use permit to add facilities and increase capacity. The new 138 kV double circuit line will be built 25 feet west of and parallel to PacifiCorp's (Rocky Mtn. Power's) existing 138 kV line, which will be removed afterward. (See route map & drawings for existing facilities, 2006 & 2009 proposed expansions included herein) The applicant will be invited to review their progress with the commissioners

**ITEM 4.** ::Action Item : Administrative:: This is an automatic annual review on a site plan approval within the M-1 zone based on site development standards within that zone, Chapter 11: 10-11-3 and 10-11-4: Special Provisions, Washington County Zoning Ordinance. The structure was inspected for final electrical on February 25, 2009, and with the applicant being out of town, the building department extended the permit process to the end of May 2010. The commission should grant a 6 month extension. (See site plan and minutes included herein) Photos will be provided during the meeting presentation and the applicant will be invited to attend the meeting.

**ITEM 5** ::Action Item : Recommendation:: This is an automatic annual review. As previously reviewed, the applicant would like to operate a gravel and batch plant operation, with purchase of gravel from individual contractors. This use has not been activated as yet, but the applicant wishes to keep the permitting process valid. This use was initially approved in July of 2007, and the applicant did not respond to the invitations for annual review, so the Conditional Use Permit lapsed. These type of uses (mining and mineral development) are conditionally approved within the OST-20 Zone. There will be a scale house and scales located on the property. Access for haul trucks would be from the Snowfield (Ranch) Exit on I-15, with ingress and egress from an existing County or frontage road and a private easement. Sanitation and water needs for dust control will be addressed. The different site plans on phasing shows the location of crusher, stock piles and scales area. The commission should address operating hours, number of haul trucks, and provisions for reclamation of mining and mineral development. The applicant is in contact with MSHA and EPA on portable crushing and screening equipment that will be reviewed and monitored when it is in place. The commission will need to make findings. (See site plan

and documentation attached) After the previous meeting, staff requested that the applicant provide historical data from the State Historical Society and locate the site provided for monumentation, whether it be on applicant's or someone else's property. You may recall discussion on the following: ***Original transcript of The Dominguez-Escalante Journal submitted Identifier #310. describes the Saint Daniel campsite as being located about 2.4 miles north of the Pintura Interchange and 3/4 mile north of the Snowfield Interchange on Interstate 15. It is in a clearing on the west side of Ash Creek.***

**ITEM 6.** ::Action Item : Recommendation:: Pah Tempe has been in operation prior to the Zoning Ordinance adoption in 1972, thus, the spa and swimming has been on going and considered a grand father use within the OST-20 zone. Approximately 10 years ago, the use was expanded to a bed and breakfast and conference rooms, which were conditionally approved. Mr. Anderson indicated they no longer run the bed and breakfast facility. Whereas, there is an annexation in process with LaVerkin City, they will be notified of this request and meeting date (see copy of letter from LaVerkin City with detailed instructions). The applicant would like to move forward on the development of the zip lines, creating a recreational facility on this property. The commission should be concerned about engineered plans and compliance to LaVerkin City regulations, water and sanitary facilities, and emergency services available. (See site plan and minutes included herein) Mr. Anderson has been notified that the Public Works Department would like to have a complete set of construction drawings, prior to action taken by the Planning Commission.

**ITEM 7.** ::Hearing : No Action:: The commission will need to open a public hearing as referenced by State Code, whereas amending Washington County Land Use Ordinance requires a minimum ten days published notice and 24 hour posting of agenda before other public meetings. ***This item is in conjunction with the item below.***

**ITEM 8.** ::Action Item : Recommendation:: The ordinance amendment is a "housekeeping" item in an effort to take care of changes to the ordinance that are the differences between ordinance and State Code. At the previous work meeting the planning commission agreed with staff that this change could be reviewed by going directly to the advertising process for a hearing process on the 9<sup>th</sup> of February. This was properly advertised. (See copy of ordinance included herein)

**ITEM 9.** ::No Action:: Staff decisions from the Land Use Authority Staff Meeting on March 2, 2010. (Minutes attached)

**ITEM 10.** ::Action Item: Administrative:: Copy of minutes will be available at the meeting if not included herein.

**ITEM 11.** Action taken on Planning Items by the Washington County Commission on March 2, 2010, beginning at 4:00 p.m.: None

**ITEM 12.** General reporting on various topics. Any report or topic under this line item needs to be noticed, as per State Code. **Please schedule items for this agenda line item with the Land Use Authority Office no later than 10:00 a.m. on the 1st and 3rd Wednesdays of each month**